



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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100 Carrwood  
Hale Barns, Altrincham, WA15 0AR



£1,000,000

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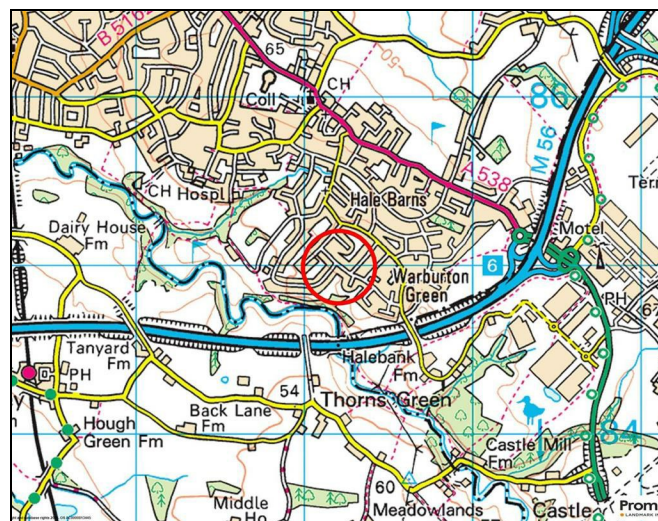
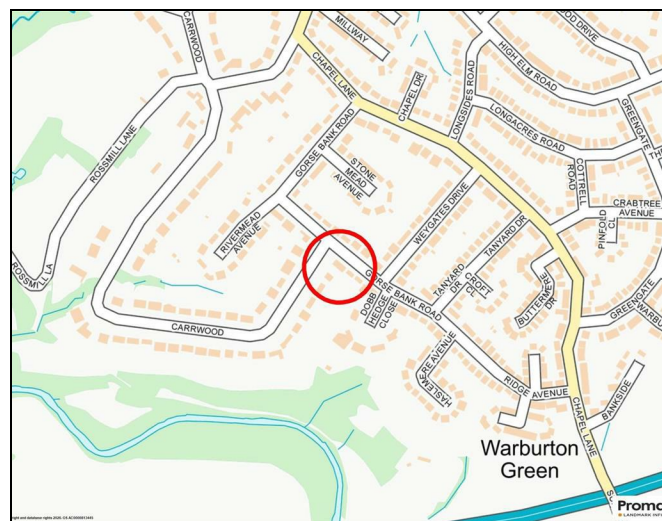
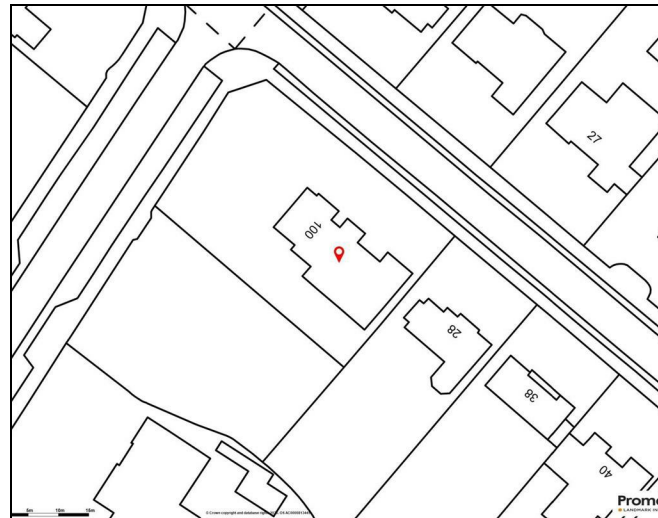
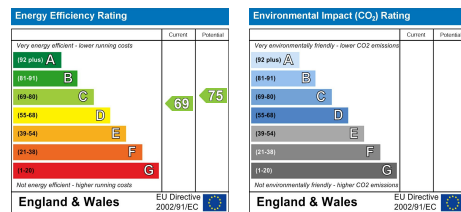


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A BEAUTIFULLY PROPORTIONED DETACHED BUNGALOW STANDING ON A 0.33 ACRE GARDEN PLOT ON THE CORNER OF GORSEBANK ROAD AND CARRWOOD AND OFFERING EXCELLENT POTENTIAL TO IMPROVE OR REDEVELOPMENT COMPLETELY. 2561SQFT

Porch. Hall. Inner Hall and rear Hall. Living and Dining Room. Family Room. Breakfast Kitchen. Utility. Three Double Bedrooms. Two Bath/Shower Rooms. Substantial Loft. Driveway. Double Garage. Fantastic Gardens to three sides.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A wonderful opportunity to acquire this superb Detached Bungalow positioned on a lovely Garden plot extending to approximately 0.33 of an acre on the corner of Carrwood and Gorsebank Road.

The property is within walking distance of excellent local schools, Hale Barns Square with Asda Supermarket and Costa Coffee, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The nature of the property means that it is equally suitable for the 'Bungalow buyer' who are looking for a property that is larger than the run of the mill Bungalow with the accommodation extending to 2200 square feet and being a true Bungalow with all the Bedrooms to the Ground Floor as opposed to a Dormer Bungalow.

Equally, as evidenced by many properties on both Grosebank Road and Carrwood, subject to planning permission the property could be demolished and redeveloped altogether into a much more substantial family home. In doing this, there is an opportunity to orientate a new property to be facing Carrwood or facing Gorsebank Road the former probably enabling a larger rear Garden for the replacement property.

As it stands, the Bungalow is beautifully proportioned extending to approximately 2200 square feet with accommodation arranged around a large central Hall with Inner Hall with cloaks and storage cupboards off.

There is a superbly sized Living and Dining Room with bay window and French doors onto the Gardens, a further informal Family Room for day-to-day living. This is a conveniently positioned adjacent to the Breakfast Kitchen with French doors and windows onto the Gardens.

The Kitchen is fitted with a range of units incorporating an integrated oven, hob, extractor fan and fridge. A Utility Room is positioned off the Kitchen.

Off the Rear Hall, there is a pull-down ladder to a large Loft space with potential to convert .

There are Three Double Bedrooms, all with bay window features and including the Principal Bedroom with French doors on to the garden, Dressing Area and En Suite Shower Room. The Bedrooms are further served by a Second Bathroom.

Externally, the Driveway is positioned off Gorsebank Road and provides good off street Parking and leads to the Integral Double Garage.

The Gardens have been beautifully maintained and laid to three sides with paved pathways returning around the property leading to a raised patio terrace accessed via the Living and Dining Room, Breakfast Kitchen and Principal Bedroom. There are wrap-around lawned Gardens with deep mature borders and brick wall and railing fencing enclosure.

This lovely Garden setting completes a first class Bungalow, cared for with excellent potential or as previously described, perfect for complete redevelopment.

- Freehold
- Council Tax Band H

